

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

May 9, 2013 (6PM)

Minutes

(Subject to Board of Director's approval)

Board President, Craig Nicholson, called the meeting to order at 6:00 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Board members in attendance: Mary Mason, Joe Mora and Lisa Welch and Jaime Escobedo. Also in attendance: Mr. Lafranchie (unit 213), Mr. Rauch and Ms. Hall (unit 351), Ms. Gross (Pool/unit 332), Bill Bold (Scribe), and James Nguyen (Bartlein & Company, Inc.)

Request by Owners:

Ms. Welch (unit 356) requested approval for the installation of a **home security system**, Board **approved**.

Unit 351 owner, Mr. Rauch, discussed the condition of the deck surface at the entry to his unit, rust on the mailbox enclosure (Phase III), missing lattice work on mailbox shelter exterior (Phase I), exposed water-proofing barrier on the trash enclosure (Phase I), pagoda lights, condition of entrance kiosk and landscape restoration at building 7634, Board **authorized** Mr. Rauch to contact the deck re-surfacing company and develop strategy for repairs. Ms. Hall (unit 351) discussed the possibility for residents to comment, offer suggestions on projects planned by the Board and the status of the bulletin boards at the mail kiosks.

Ms. Gross (Pool/unit 332) reported on pool general status and the possibility of a pay increase for her position of pool maintenance coordinator, Board will discuss pay in Executive Session.

Meeting Minutes: The **April Board Meeting minutes** (4/11/13) were **approved** as presented.

Treasurer's Report:

| | April 2013 | YTD |
|------------------------|-------------------|-------------|
| Total Income | 70,254.29 | 270,987.69 |
| Operating Expenditures | 24,991.83 | 107,359.13 |
| Reserve Expenditures | 49,145.78 | 256,862.91 |
| Total Expenditures | 74,137.61 | 364,222.04 |
| Transfer to Reserve | (7,583.55) | (30,316.85) |
| Transfer from Reserve | 15,000.00 | 125,610.00 |
| Total in Savings | 1,249,742.05 | |
| Total Assets | 1,280,423.11 | |

James N. reported Operating Expenses are approximately 7% below budget; also noted the Reserve expenditures were applied to siding repair work and preparation for exterior painting and sauna heater replacement. The May Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) reported routine **landscape maintenance**, power-washed the trash enclosures, pool drip system installation completed, ant traps placed at building 7630, suspicious character seen several mornings in the Phase III parking lot; presented two proposals: Building 7628 landscaping improvements and drip irrigation system installation (\$6,255) and bike rack area prep and installation (\$1,640). Board **approved** both projects (Joe M. abstained).

Old Business

Items addressed:

- **Cleaning service:** James N. reported Merit's contract will end on 5/31/13 and Master Clean will take over on 6/1/13 (\$575/month)
- **Dry rot repairs:** James N. reported Sea View Constr. is continuing the building prep for exterior paint.
- **Exterior painting:** James N. reported painting continues; approx. \$184,582 paid thus far to Affordable Painting on the agreed upon \$240,240 project final price.
- **Unit address markers** (numbers): Joe M. reported Channel City Lumber appears to be a source of replacement wooden numbers.
- **Walk-through list:** Brief general discussion.

No other Old Business

New Business

Items addressed:

- **Exercise Rm.:** Lisa W. reported no complaints resulting from the extended hours.
- **Fumigation (Bldg. 7630):** James N. reported the building was last "tented" in 1999, brief discussion on ant control.
- **FHA approval:** Board discussed suggestion from realtor to renew FHA approval. No action taken.
- **Pool:** Brief discussion on trespassers, number of noted violations declining, Board requested a note in the newsletter alerting residents to watch for trespassers and take photos if possible.

No other New Business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:02 pm.

The next Board meeting is scheduled for Thursday, June 13, 2013, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe